



**FOR LEASE**

# 22,885 SF Industrial Building Near DTLA

3131 South Broadway,  
Los Angeles, CA 90007

## Building Size

22,885 SF

## Rent

\$1.00/SF MG

## Lot Size

31,363 SF

## Year Built / Renovated

1968 / 2013

## Zoning

LAM1

## Property Type

Industrial

## Property Highlights

- Docks: 2 ext.
- Drive Ins: 1 tot./ 11'w x 18'h
- Clear Height: 18 Ft.
- Sprinkler: Yes
- +/- 28 Parking Spaces
- Power: 600a/120 – 240v 3p 4w
- Utilities: Heating, Sewer – City, Water - City

*For information, please contact:*

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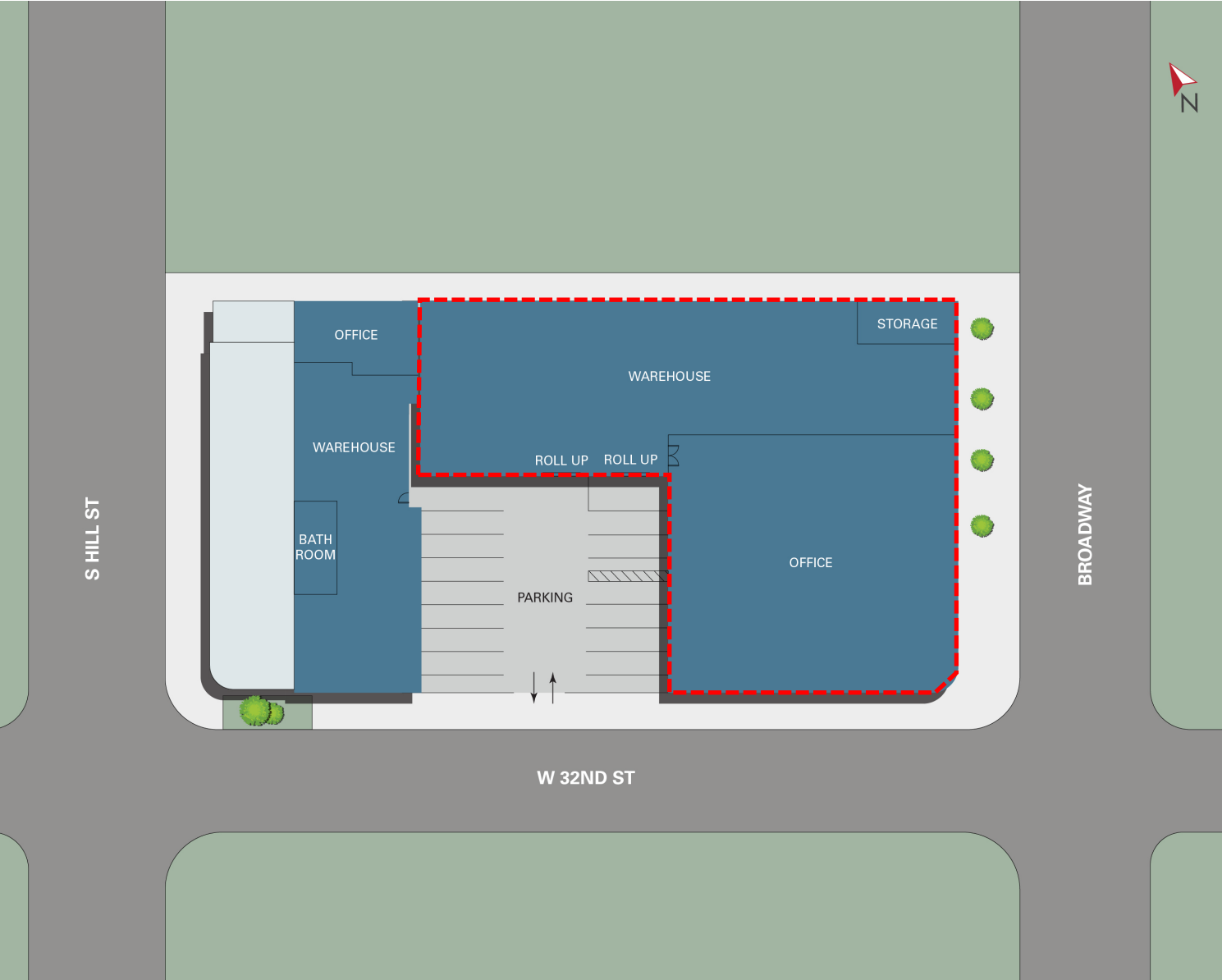


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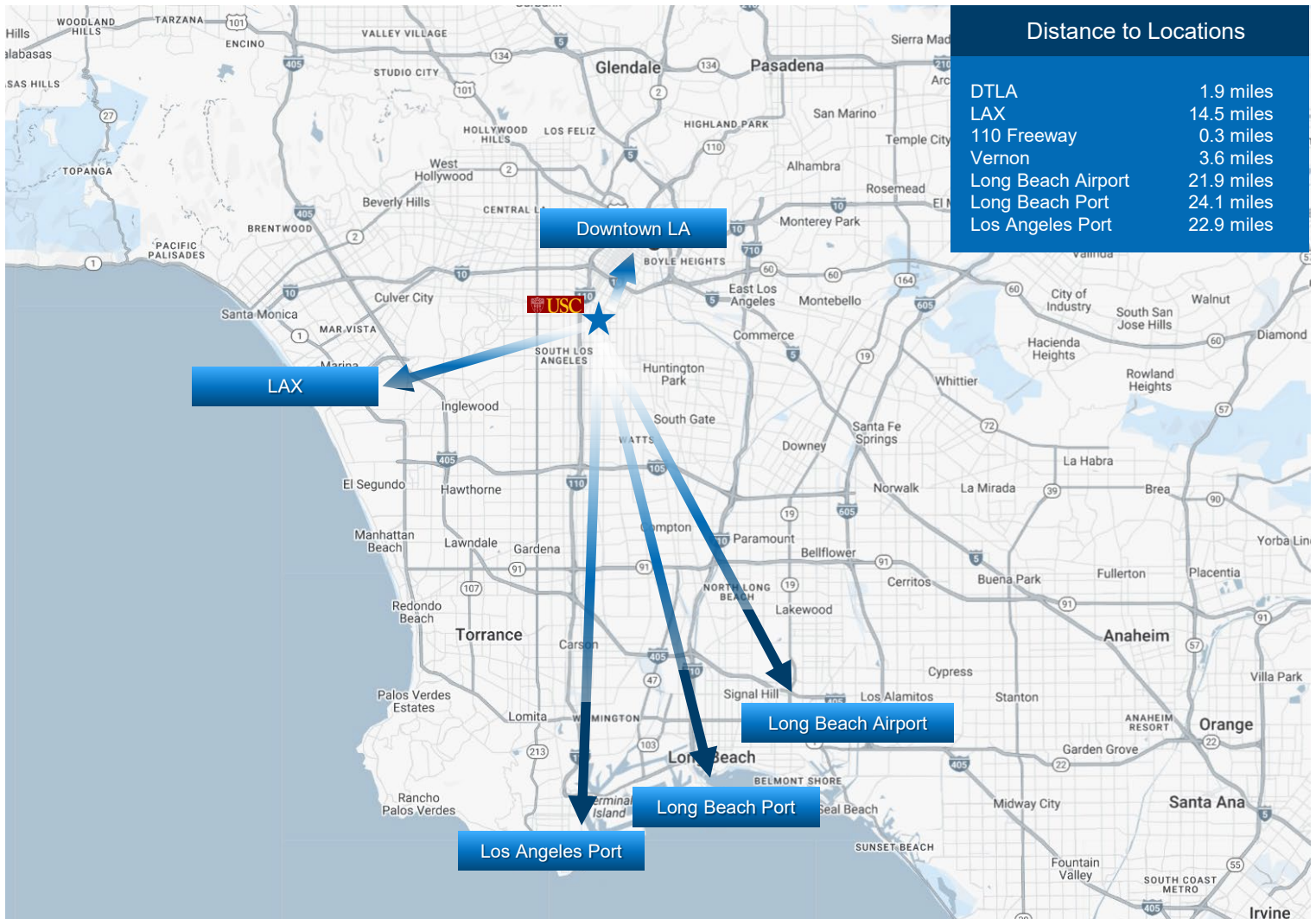
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\* The floor plan is for reference only. Actual layout and dimensions may vary.







	1 Mile	3 Miles
Population	47,504	514,317
Households	11,613	172,175
Median Age	29.60	35.10
Median HH Income	\$33,106	\$45,584
Daytime Employees	24,107	319,579
Population Growth 2024-2029	-4.65%	-3.46%
Household Growth 2024-2029	-4.78%	-3.02%